



TOWN OF EAST HAMPTON

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Planning Department
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SITE PLAN/SPECIAL PERMIT EVALUATION

Blue Line Coffee
SCTM#300-049-4-2
App#: 0520200010

Prepared by: Marco Wu, Planner *MW JP*

Date: 03/12/2020

1. APPLICATION INFORMATION

A. INFORMATION RECEIVED: Following Received (03/03/2020)

- Site Plan/Special Permit Application
- Land Survey dated (02/27/2020) prepared by Jeffrey W. Haderer of Twin Forks Land Surveying
- Site Plan dated (02/24/2020) prepared by John F. Barylski, PE

B. DATE SUBMITTED: March 3rd, 2020

C. OWNER: Gabrielle Constanzo/Long

D. APPLICANT/AGENT: Paul Davis

E. SCHOOL DISTRICT: Montauk

F. STREET NAME: 786 Montauk Highway

G. TYPE OF STREET: State

H. ZONING DISTRICT: CB: Central Business

I. SEQRA - TYPE OF ACTION: Type II

J. INVOLVED AGENCIES: N/A

K. OTHER REVIEW: Architecture Review Board, Office of Fire Prevention

2. DESCRIPTION OF PROJECT

A. PROPOSED USE(S) AS CLASSIFIED BY TOWN CODE: Retail

B. EXISTING USE(S) AS CLASSIFIED BY TOWN CODE: 1st Floor Retail,
2nd Floor Apartment

C. ARE THE EXISTING & PROPOSED USES PERMITTED OR
SPECIAL PERMITTED BY THE TOWN CODE? Retail: Permitted

D. AREA OF PARCEL (SQUARE FEET): 3,551 sq. ft.

E. MOST RECENT CERTIFICATE OF OCCUPANCY: 2/1/16 – C.O.

31093 (12693, 44624) – JOHN W. KRONUCH – TWO-STORY, MASONARY, “TYPE M” BUILDING WITH RETAIL ON FIRST FLOOR, ONE (3) THREE BEDROOM APARTMENT HAVING ONE KITCHEN ONLY ON SECOND FLOOR AND ONE STORY GARAGE ALL ERECTED PRIOR TO THE ADOPTION OF ZONING.

7/20/18 - C.O 33984 (66180) - SHAMU LLC - NEW SIX FOOT AND EIGHT INCH BY THREE FOOT DOOR AND CHANGE TWO (2) EXISTING WINDOWS INTO ONE LARGE WINDOW FOUR FEET AND FIVE AND A HALF INCHES BY FOUR FEET AND FIVE AND A HALF INCHES. (SCANNED)

- F. DESCRIPTION OF EXISTING STRUCTURES:** Commercial Building with Living Space; Two retail store on the 1st floor (2,747 sq. ft.), Apartment on the 2nd floor and Storage area on the Basement of (460) sq. Ft.
- G. DESCRIPTION OF PROPOSED STRUCTURES:** N/A
- H. EXISTING & PROPOSED LOT COVERAGE:**
Existing: 2,747 sq. ft. (77.4%), Proposed: N/A
- I. EXISTING & PROPOSED TOTAL COVERAGE:**
Existing: 2,014 sq. ft. (56.7%), Proposed: N/A
- J. HEIGHT OF PROPOSED STRUCTURES:** N/A
- K. NUMBER OF STORIES OF PROPOSED STRUCTURES:** N/A
- L. NUMBER OF EXISTING PARKING SPACES:** Two
- M. NUMBER OF PARKING SPACES REQUIRED:** See issues for discussion
- N. TOTAL PARKING SPACES PROVIDED:** See issues for discussion
- O. VARIANCES REQUIRED:** See issues for discussion
- P. DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY?** See issues for discussion
- Q. DISTANCE TO PUBLIC WATER:** Roughly 75 ft.
- R. SOURCE OF WATER SUPPLY:** Public
- S. TYPE OF SANITARY SYSTEM:** See issues for discussion
- T. ARE EXISTING & PROPOSED SANITARY SYSTEMS DEPICTED:**
None are depicted
- U. DO SANITARY CALCULATIONS COMPLY WITH SCDHS STANDARDS?** See issues for discussion
- V. NUMBER OF ACCESS POINTS:** Six (6) one of which is a sliding door
- W. IS SIGHT DISTANCE ACCEPTABLE?** Yes
- X. IS THE PROPOSAL ADA COMPLIANT?** See issues below

3. SUBMISSION REQUIREMENTS PURSUANT TO CHAPTER 255 (LIST ITEMS AND SECTION FOR THOSE ITEMS NOT SUBMITTED)

- Existing Basement Storage Floor Plan
- Existing North & West Elevation Plan
- Proposed North & West Elevation Plan
- Lighting Plan
- Landscape Plan
- Sanitary Plan

4. **SITE ANALYSIS:**
- A. **SOIL TYPE:** BgA
 - B. **FLOOD HAZARD ZONE:** Zone X
 - C. **DESCRIPTION OF VEGETATION:** Cleared
 - D. **RANGE OF ELEVATIONS:** (19)
 - E. **NATURE OF SLOPES:** Flat
 - F. **TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** N/A
 - G. **SETBACK FROM ANY WETLAND OR WATER BODY:** N/A
 - H. **ARE THERE TRAILS ON SITE?** No
 - I. **DEPTH TO WATER TABLE:** N/A
 - J. **DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** None have been identified
 - K. **AGRICULTURAL DATA STATEMENT REQUIRED:**
 - L. **IS THE SITE CONTAINED WITHIN:**

NYS Significant Coastal Fish & Wildlife Habitat	No
Local Significant Coastal Fish & Wildlife Habitat	Yes
US Fish & Wildlife Significant Ecological Complex	No
PEP CLPS list	No
Town Community Preservation Fund List	No
Recommended Scenic Area of Statewide Significance	No
Suffolk County designated Pine Barrens	No
South Fork Special Groundwater Protection Area	No
Town Overlay District	No

Other Background Information:

Site plan application has been made to construct an additional (312) sq. ft. of retail space via repurposing half of the building's one story garage. The project proposes a walkup ATM, a new façade with sliding windows, sliding window doors, new awnings, and light fixtures on the Eastern side, 3 new light wells, a redesigned basement with 3 storage rooms, an aluminum fence with an access door along the western side, and new garage doors on the Southern side. The intended use of the expanded retail space is to sell and rent scooters and watersports accessories. The site is located in downtown Montauk in a Central Business zoning district. The site predates the implementation of Chapter 255 of Zoning adopted 1984 and is considered a nonconforming lot. It is worth noting that the existing building coverage is 2,014 sq. ft. (56.7%) whereas the allowable building coverage is 1,776 sq. ft. (50%) for Central Business zoning. No additional building coverage is proposed.



786 Montauk Hwy (Northern Side)



786 Montauk Hwy (Eastern Side)



786 Montauk Hwy (Southern Side)- sidewalk in right of way

Issue: Floor Plans

Certain floorplans were not submitted yet at the time of review. It is recommended that the applicant submit existing basement floorplans, and North/East facing elevation plans.

Clarification will be required for the proposed pedestrian doors that shown on the floor plans as being within the new garage doors. An elevation drawing of this side of the building may help clarify this.

The proposed floor plan for the first floor appears to be a hybrid of both the first and second floor and not to clearly show all the uses on either the first or second floor. Floorplan drawings appear to indicate that the second floor contains existing retail space. However, according to the latest C.O. (Certificate of Occupancy), the building is to have an existing apartment on the second floor, a first floor retail, and a 1 story garage. A floor plan of the proposed uses for each floor including the square footage of each use should be provided.

The first floor plan indicates that part of the existing garage will remain. The applicant should clarify how this portion of the garage will be utilized.

In the site plan dated October 26, 2015 prepared by Twin Forks Land Surveying, the plans indicate a proposed awning along the Northern side. It is noted that the awnings have already been installed and were approved by the ARB.

Fire Marshall Comments: ADA

The applicant's Floor Plan requires clarification regarding the three newly proposed entrances, two in the garage doors, and the sliding glass door along the Eastern side. Chief Fire Marshall David Browne has noted that under the NYS Building code, at least (60%) of all public entrances shall be accessible. The Chief Fire Marshall has also noted

that the plans depicted 3 new entry doors do not appear to be handicapped accessible. Should the applicant submit details demonstrating the entrances are ADA accessible, they will gain ADA compliance.

Issue: Parking

The site plan indicates that there are two existing parking spaces on the lot. The lot currently has insufficient parking given the square footage of its retail space, and apartment. Under 255-11-45 of the Town Code, a minimum of 1 space per 180 sq. ft. of retail space, and a minimum of 1 space for the apartment are required. The proposed conversion of the garage to retail space reduces the amount of parking available on the site. The increase of 312 sq. ft. in retail space will require an additional 2 parking spaces. It does not appear that the applicant can utilize fees in lieu of parking (\$15,000 per parking space) as it cannot be demonstrated that a design for two additional spaces that meet the standard requirements can fit within site. Therefore, a variance from the Zoning Board of Appeals would be necessary.

Lighting

Introductory lighting pictures have been submitted in the application. However, no specific lighting details from the manufacturer were submitted as required by the Planning Board. It is recommended that the applicant submit manufacturer's lighting specification sheets and a key to the lighting plan that provides lumen levels, Kelvin levels, mounting height, and type of housing, from the manufacturer of their lighting proposals. Hours of operation of exterior lighting should also be included.

Landscaping

No existing or proposed landscaping plans have been submitted in the application at the time of submission. It is worth noting that an existing shrub currently resides in front of one of the newly proposed sliding windows. Given the height of the proposed windows and the shrub, it is likely the shrub will be removed. The Planning Department recommends that landscaping be proposed in order to soften the exterior appearance of the building.

Architectural Review Board (ARB)

The proposed project will require the approval of the ARB and an application should be submitted to this agency as soon as possible if the applicants have not already done so. The application has proposed a new façade for their expanded retail space and walk-up ATM along the Eastern side. In addition, proposed sliding glass doors will alter a significance portion of the building's exterior. The new façades will require review from the ARB to ensure appropriate community character.

Sanitary System

No existing or proposed sanitary plans have been submitted for the application at the time of submission. The expanded retail space will increase the sanitary flow on the lot and therefore appears to trigger the requirement for an upgraded sanitary system in following 210-3-2 Subsection B, part (5) of the Town Code.

In addition to the conditions provided for in Subsection A, for all the following circumstances, the sanitary systems installed must be, or the current sanitary system must be upgraded to, a low-nitrogen sanitary system as defined in § 210-1-4:

(5) All nonresidential properties that require site plan review pursuant to § 255-6-30B(2), (4) or (5).

255-6-30 B. (4) Any other activity or land use which increases the occupancy limits of a building or increases site parking requirements.

Given the age of the lot, it's highly likely the sanitary system is not a low-nitrogen septic system. It is noted that there is limited space in which to locate a new low-nitrogen septic system. Existing and proposed sanitary flow calculations based on the square footage of the various uses and the existing and proposed sanitary system need to be depicted on the site plan.

Suffolk County Department of Health Services (SCDHS)

The application has indicated that roughly half of the 1-story garage will be used in the proposal for expanded retail. The expanded retail space will increase the sanitary flow of the lot which will require additional approval from the Suffolk County Department of Health Services. The applicants are encouraged to submit an application to this agency as soon as possible if they have not already done so.

SEQRA

The project is a (Type II) Action pursuant to SEQRA and Chapter 128 of the Town Code.

Title of Plans

None of the plans submitted contain the title of the project. Revised plans that provide this information need to be submitted. All plans submitted for this application, including but not limited to site plans, drainage plans, and landscaping and lighting plans, must be labeled with the title of the project. This title must be consistent with the title that the application was filed under unless an official request is made to modify the application name. All correspondence submitted should also be consistent with this title. This consistency is essential for record keeping purposes and any plans not so labeled will be required to be revised accordingly.

Planning Board Consensus

Should the applicant provide floorplans for the existing basement and proposed first and second floors, and the existing and proposed North/East facing elevation plans?

Additional comments: _____

Should the applicant address the lack of ADA access from the proposed entrances along the South and East?

Additional comments: _____

Should the applicant propose landscaping for the site?

Additional comments: _____

Should the applicant provide parking calculations on the site plan?

Additional comments: _____

Should the applicant submit existing and proposed sanitary system details and flow calculations for their proposal?

Additional comments: _____

Should the applicant submit lighting plans with details as described above.

Additional comments: _____

Should the applicant revise the plans to reflect the title of the site plan?

Additional comments:

Additional Board Comments:
